



## CITY OF EASTVALE CALIFORNIA



### **Fantastic Location - Experience the Jewel of the Inland Empire!**

***Welcome to Eastvale***, a city of pride, community and prosperity! Eastvale is one of Western Riverside County's newest cities with a growing population of 54,303 residents. The City of Eastvale incorporated on October 1, 2010 to encompass 13.1 square miles.

Eastvale stands as the premiere location to raise a family and begin business success. The City offers an exceptional location for businesses and residents alike. The ease of access to many major freeways makes Eastvale a smart choice. Eastvale is strategically poised between Interstate 15 and California State Routes 91, 60, and 71. The close proximity of Ontario International Airport is a metropolitan advantage yet residents and visitors alike enjoy the small-town, neighborly charm of our young community. The variety of the surrounding communities provides for a diversified consumer base and a culturally enriched experience.

***Eastvale*** is full of economic opportunity and strong values. The spending power of the residents is demonstrated by the stability the community has shown during these challenging times. A marked increased in construction and population growth point toward a healthy outlook and robust economic recovery.

The City looks forward to helping businesses grow as we grow. We offer retail and development opportunities for small to large businesses, including corporate offices or large industrial and manufacturing corporations.

For more information about the jewel of the Inland Empire, please visit **EastvaleCA.gov**.

**Come be a part of something great in the City of Eastvale!**







## CITY OF EASTVALE

### HAMNER & LIMONITE

Radius 2 mile Trade Area 5 Mile

#### Population:

|                                    |          |          |          |
|------------------------------------|----------|----------|----------|
| January 2011 Population Estimate   | 42,959   | 68,663   | 179,849  |
| Total Population at Build Out      | 72,326   | 118,882  | 329,646  |
| 2010 Median Household Income       | \$80,243 | \$79,957 | \$74,602 |
| Derrigo Demographic Studies 1/2011 |          |          |          |

**Ontario Airport**  
5 miles (North on Hamner/Milliken)

**Los Angeles**  
40 miles (60 fwy West)  
**Long Beach**  
51 miles (91 fwy west to 710 south)  
**Anaheim**  
(O.C.) 20 miles (15 fwy south)  
**Riveride**  
14 miles (60 fwy east)  
**San Diego**  
90 miles (15 fwy south)

### SCHLEISMAN & ARCHIBALD

Radius 3 Mile 5 Mile

#### Population:

|                                 |          |          |
|---------------------------------|----------|----------|
| 2011 Estimated Population       | 57,329   | 154,913  |
| 2016 Projected Population       | 65,783   | 172,079  |
| 2011 Est. Avg. Household Income | \$94,311 | \$90,410 |

Source: Claritas

◆ **Traffic Count**  
(Webb & Associates and CalTrans 2010)

■ **Eastvale Retail Centers**

▲ **Local Schools**

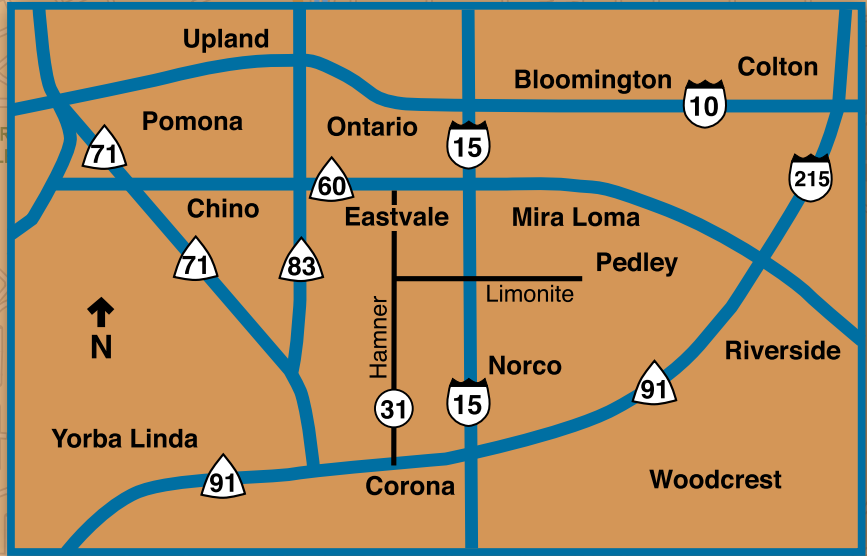
## EASTVALE

**Eastvale Gateway**  
31,420 ADT

154,000 ADT

**SCHLEISMAN RD**  
22,896 ADT

**Santa Ana River**



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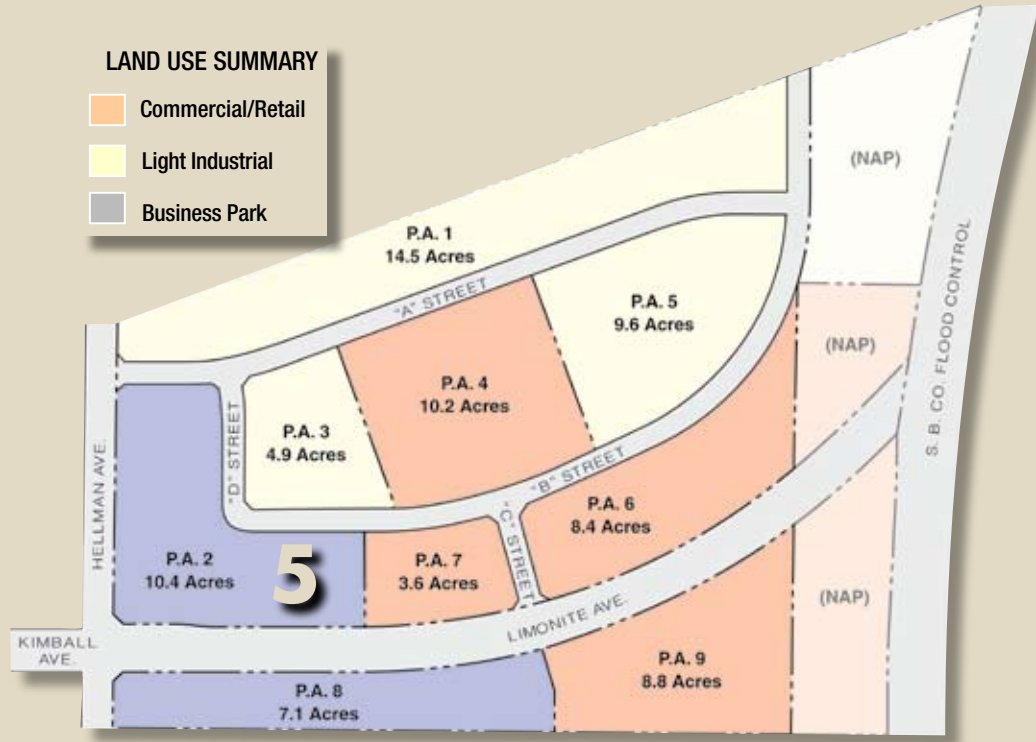




Eastvale Gateway I, II, & South —Vernola



The Ranch at Eastvale



The Marketplace at the Enclave







## 1 Eastvale Gateway I & II

This popular 848,000 SF regional shopping center on a 75+ acre site boasts an exciting tenant mix that includes: Home Depot, Target, Kohl's, Sport Chalet, Best Buy, Edwards Theatre, TJ Maxx, Tilly's, Home Goods (coming soon) and 15 eateries. Across from Eastvale Gateway South. Excellent freeway visibility and access to I-15. Anchor and shop space available from 1,075 SF to 11,137 SF. **Contact Bill Worsley at Lewis Retail Centers, 909-946-7504, bill.worsley@lewisop.com**

## 2 Eastvale Gateway South

This 164,000 SF mixed use retail/commercial development includes Walgreens, McDonalds, Panda Express, Corky's Kitchen and Bakery, Taco Bell, and Chevron. Future medical office buildings totaling 70,000 SF, a 24 Hour Fitness Super Sport, additional pads and 10 acres of high density residential units are planned. Across from the 848,000 square foot Eastvale Gateway center. Strategically poised on Limonite Ave. and Hamner Ave. with high visibility. Pad and shop space available. **Contact Bill Worsley at Lewis Retail Centers, 909-946-7504, bill.worsley@lewisop.com**

## 3 Vernola

20.11 acre parcel with premium freeway frontage along the I-15 corridor. Open to all types of development opportunities. Adjacent to Eastvale Gateway South with shared access. Full cloverleaf freeway interchange improvements planned at Limonite and I-15. Close proximity to high density housing project and a major event center under construction in the City of Norco. **Contact Rick Bondar (951) 737-7251 or RickBondar@aol.com**

## 4 The Marketplace at the Enclave

Prime site located on two major streets on the west end of Eastvale. This 97,000 SF neighborhood center is anchored by CVS, with several additional tenants coming soon: AutoZone, Jack in the Box and Starbucks. The Marketplace is adjacent to recently opened 490-unit master-planned community of The Enclave at Eastvale and an additional 175 single family homes at the corner of Schleisman and Archibald. Excellent pad and shop space opportunities available ranging from 3,780 SF to 15,000 SF. **Contact Bill Worsley at Lewis Retail Centers, 909-946-7504, bill.worsley@lewisop.com**

## 5 The Ranch at Eastvale

Proposed 100+ acre mixed use development is located at the end of Kimball Ave. and Hellman Ave., on the border of Chino. The site is in the middle of four successful master-planned communities known as Eastvale, The Preserve (located to the southwest), College Park (located to the northwest) and New Model Colony (located to the north and east of the site). The proposed development will include over 2 million square feet of building space that will incorporate commercial, retail, light industrial, and business park space. 3,000 new jobs are projected to be created. **Contact DEXUS Property Group, Bryan Bentrott (949) 655 8226 or bryan.bentrott@dexus.com**

## 6 Leal Property

150+ acre site with significant development potential. The prospective uses to be considered for this site include: mixed use, retail, commercial, office, civic, hotel, and recreation/entertainment. **Contact: Brad Leal at (909) 947-6400 or bradsdairy@earthlink.net; John Leal at (714) 604-7380 or jocl99@gmail.com**

## 7 Lui Property

Excellent retail/commercial development site along the I-15 corridor. Approximately 12 acres at the S.E. corner of Hamner Ave. & Cantu-Galleano Ranch Road. Great freeway accessibility & visibility with excellent on/off ramp to I-15. Part of the proposed Eastvale Commerce Center. Adjacent to the proposed New Model Colony master planned community. **Contact Mr. Allan Lui at (714) 745-7335 or allan@SCCommunities.com**

## 8 Eastvale Commerce Center

Prime freeway visible location on the high traffic 15 freeway corridor with excellent on/off ramp access. Plans call for an 11 acre mixed use center including a 100+ room national brand multi-story hotel with meeting space. Excellent pad and shop space opportunities available. **Contact Bill Worsley at Lewis Retail Centers, 909-946-7504, bill.worsley@lewisop.com**



**Eastvale** is an ever growing community with room for developers and tenants in the retail industry. Ask us about our opportunities for your business and we can show you ways to make your company grow and expand in our thriving city.



**CITY OF EASTVALE**

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**Eastvaleca.gov**

